

# ELEVATED HOMES FOR VIEWS AND SLOPING SITES

3/-



Designs in this book by

**GRACE BROS.  
HOME PLANS SERVICE**





# MARLEY MASONRY

AUSTRALIA'S FINEST QUALITY:  
BIG RANGE OF SHAPES

FOR A LOVELIER HOME at lower cost  
.. build with Marley Masonry

For homes, fences, paths, patios, barbecues, swimming pools, garages, sunwalls etc.

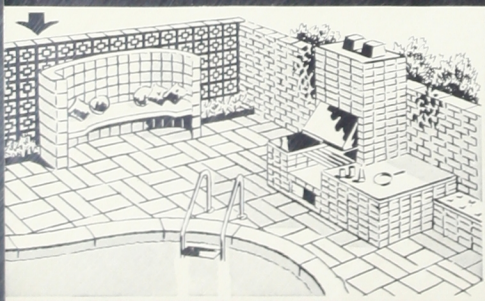
Marley masonry comes in a big range of shapes, textures and colours for inside or outside use. Concrete is so versatile, adds a new zest to home improvement.

*Write or phone for literature,  
estimates or technical advice.*

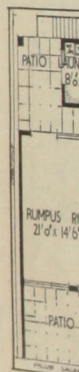
**632-0271**

**FINEST TECHNICAL SERVICE IN N.S.W.**

Marley Reliance Industries Pty. Ltd.  
Orchardleigh St., Guildford.



MOD  
Homes elevate  
level have an  
vitality and m  
tively on land  
with any degre  
slight to sharp  
To achieve  
within the  
available budge  
planning, traini  
The HOME P  
in this book, il  
most popular o  
variety of size,  
all with some  
modation under  
In some cases  
or garage occur  
the space availa  
whole of the  
utilised with a  
laundry, play a  
PRACTICAL  
gained, quite  
modern appea  
by lifting the w  
the ground. A  
gained which  
be lost—this co  
value of the ho  
of pounds.  
The height  
creates an air  
making neighb  
remote. As Q  
agree—they ha  
their homes for  
will be cooler i  
COST  
The cost of  
is not as high  
supposed and





# MODERN APPEAL IN ELEVATED HOMES

Homes elevated above ground level have an air of modern vitality and may be used effectively on land which is level or with any degree of slope from slight to sharp.

To achieve the best results within the framework of the available budget requires skilled planning, training and experience. The HOME PLAN SERVICE in this book, illustrates 45 of its most popular designs in a wide variety of size, shape and style, all with some form of accommodation under the building.

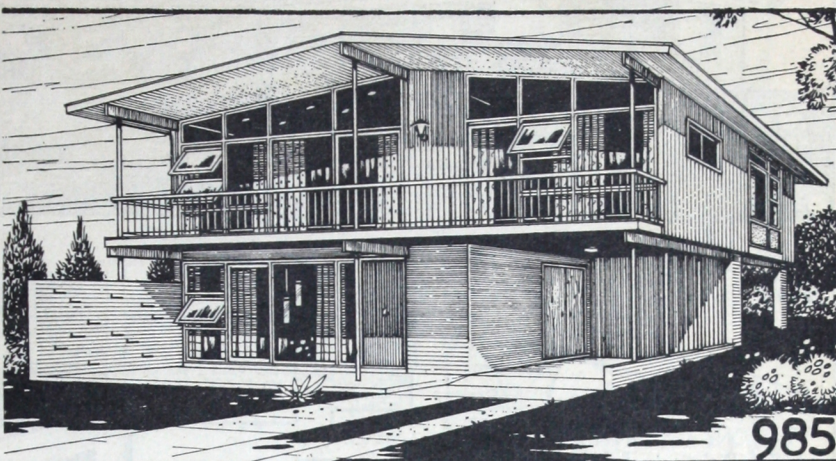
In some cases a single carport or garage occupies only part of the space available, in others the whole of the basement area is utilised with a rumpus room, laundry, play area, staircase.

PRACTICAL RESULTS are gained, quite apart from the modern appealing appearance, by lifting the whole house from the ground. A view may be gained which would otherwise be lost—this could increase the value of the house by hundreds of pounds.

The height of the building creates an air of privacy by making neighbours seem more remote. As Queenslanders will agree—they have been elevating their homes for years—the house will be cooler in summer.

## COST

The cost of elevating a house is not as high as is sometimes supposed and could be low



as £300 on a timber framed house of approximately 10 squares; in brick veneer the cost could be in the vicinity of £1000; brick would be considerably more and not as practical for this architectural style.

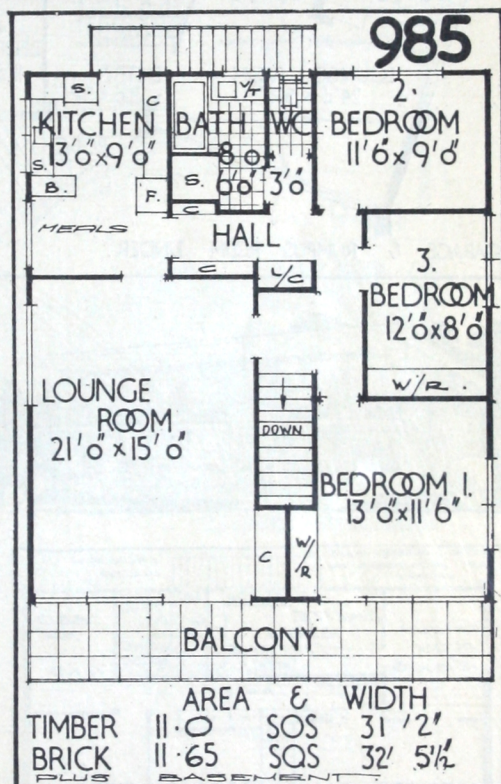
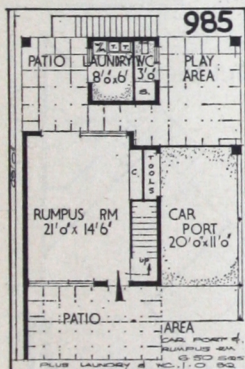
The shell of the basement could be constructed leaving the finishing until finance is available. This potential for expanding the house in the future is not so readily found in a bungalow on ground level.

The fact that shelter for two cars and a rumpus room can be gained must be off-set against the cost of elevating the house.

Elevated designs require a staircase. This can be external or internal. Both styles of access are shown in this book.

BUILDING MATERIALS for this type of home are usually a combination of different varieties for contrast in texture, added interest and practical construction. Concrete masonry block is ideal for basement and feature walls, screens, carports, barbecue fireplaces and other finishing.

On a block of limited size more accommodation can be provided, still leaving pleasant open spaces for lawns and gardens in which to set the house.



WE HOPE THESE DESIGNS WILL GIVE YOU MANY INTERESTING IDEAS AND SPARK A FRESH IMAGINATIVE APPROACH TO PLANNING YOUR NEW HOME

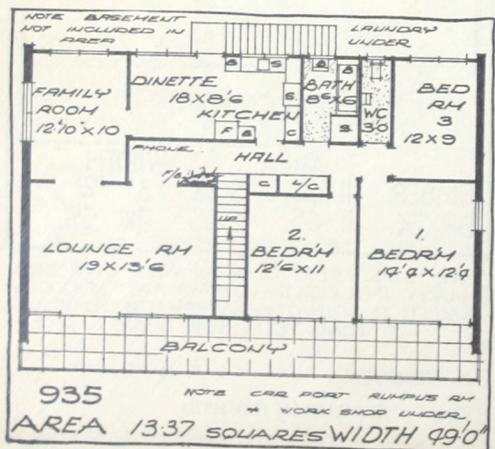
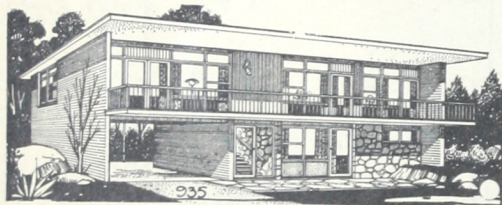
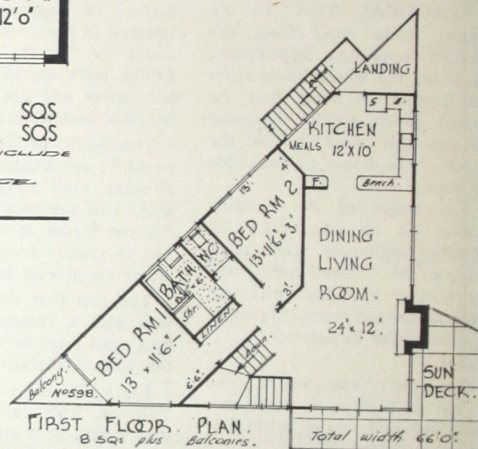
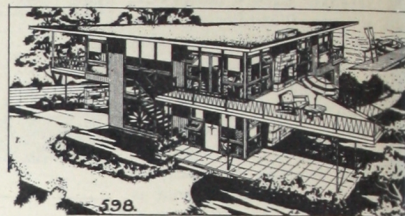
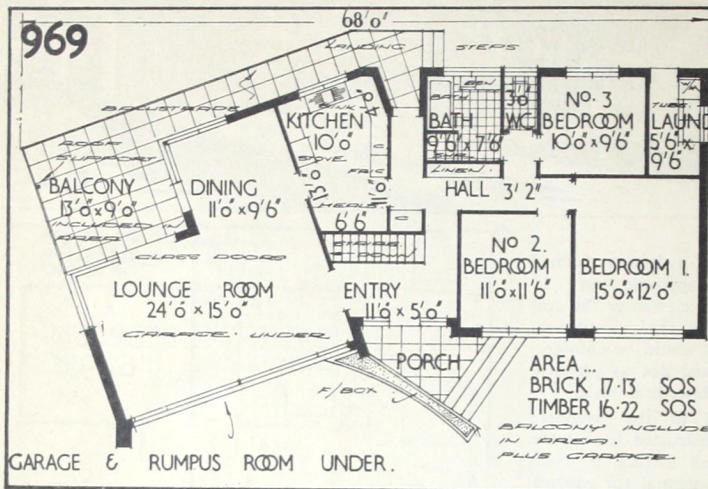
## GRACE BROS. HOME PLANS SERVICE

BROADWAY — PARRAMATTA — CHATSWOOD — NEWCASTLE (LIGHTS)

INTERSTATE:—Brisbane TRITTONS

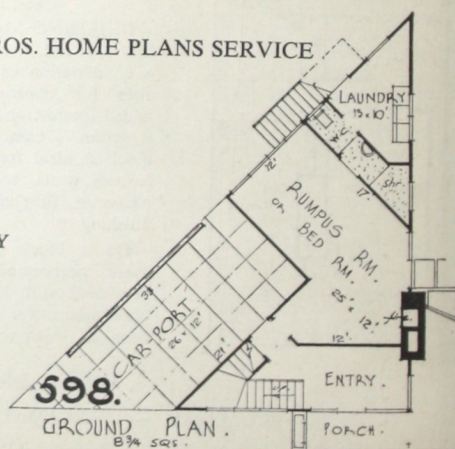
Melbourne BOX 5038Y G.P.O.





# GRACE BROS. HOME PLANS SERVICE

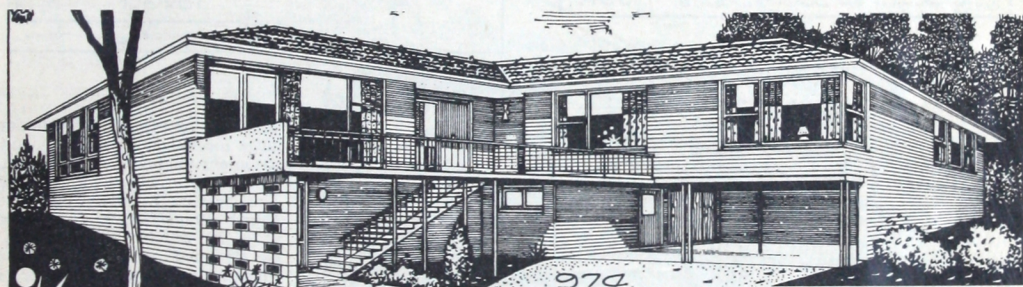
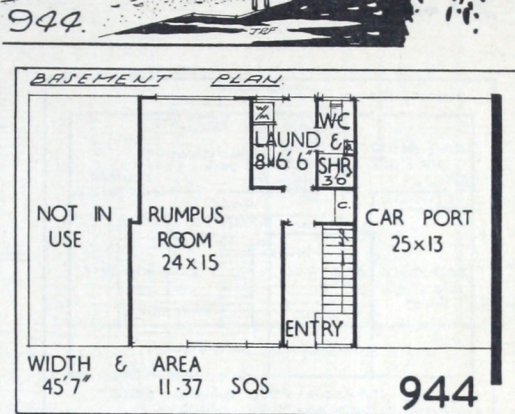
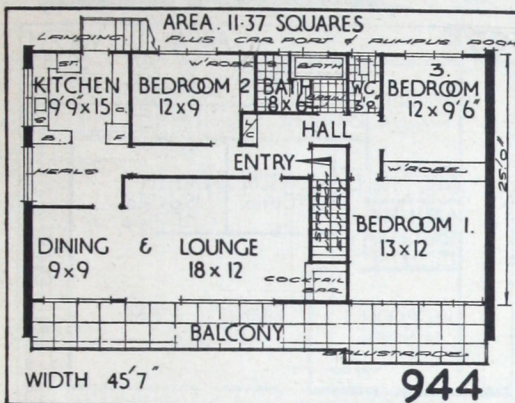
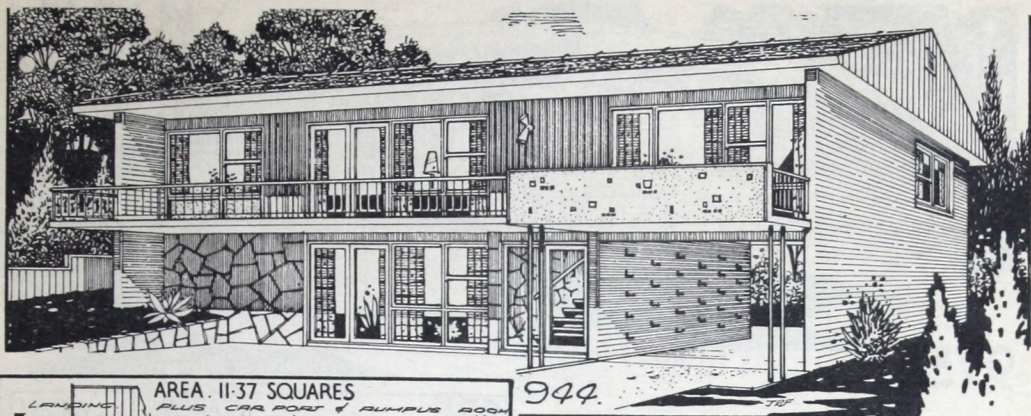
STANDARD PLANS ALL AVAILABLE IN MIRROR REVERSE POSITION AND IN ANY BUILDING MATERIAL. 5 copies plan, 3 copies specification. £9/9/0.



# GRACE HOME SERVICE

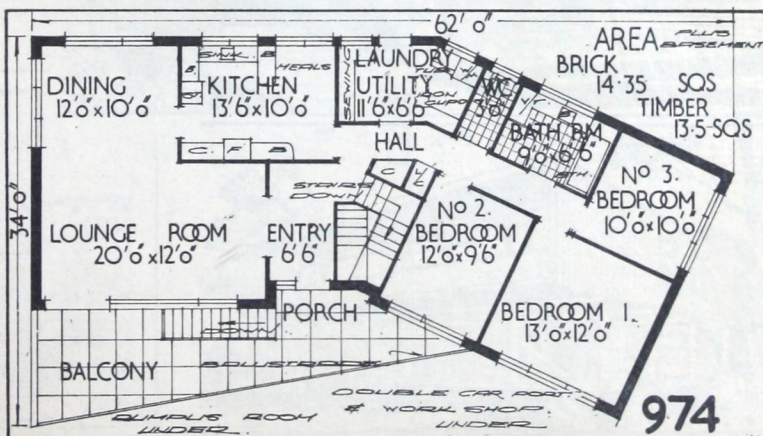
- 1500
- Individ plans or am
- Materi lists.
- DESIG covers tions, sketch
- Home broch
- New in Su suburb newsp



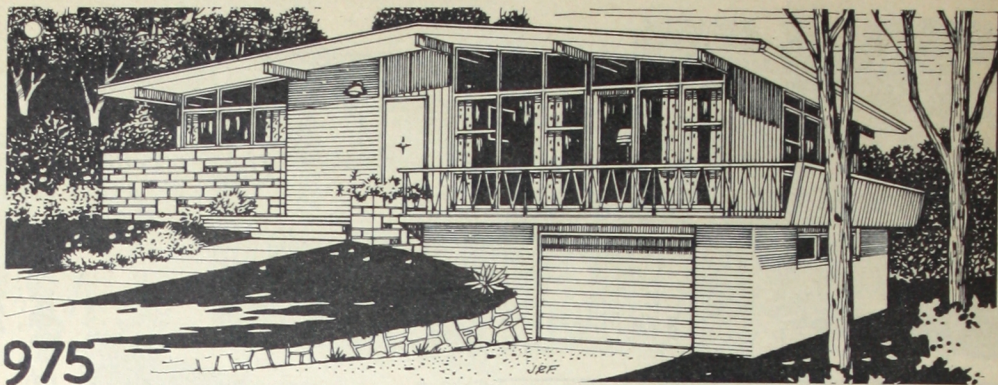


### GRACE BROS. HOME PLANS SERVICE

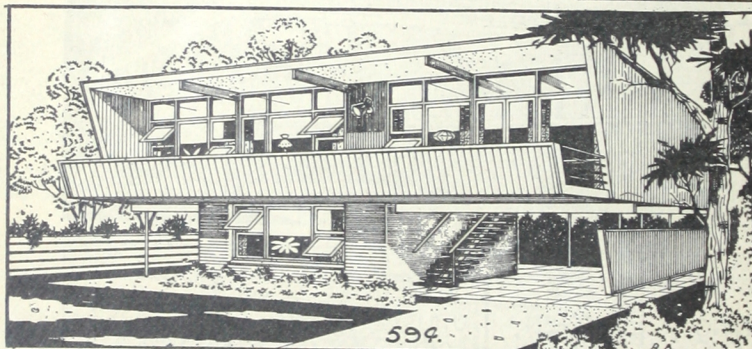
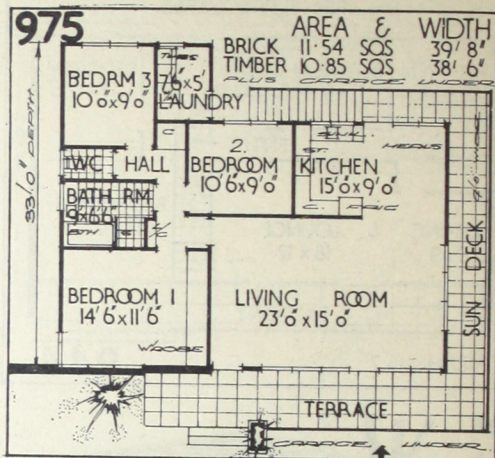
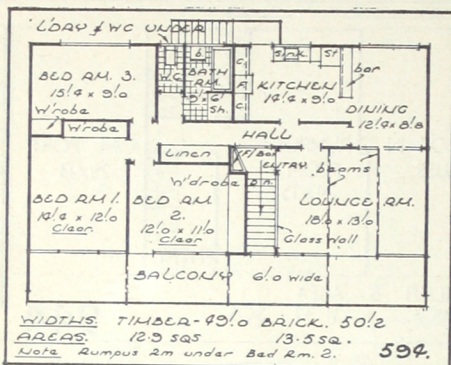
- 1500 standard plans.
- Individually prepared plans to your design or amended standard.
- Material Quantities' lists.
- DESIGN SERVICE covers Site Inspections, Ground plan sketches.
- Home plans leaflets, brochures, Year Books.
- New design weekly in Sunday Telegraph, suburban & interstate newspapers.





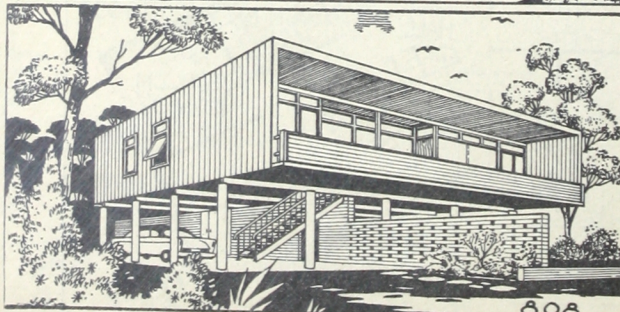


975

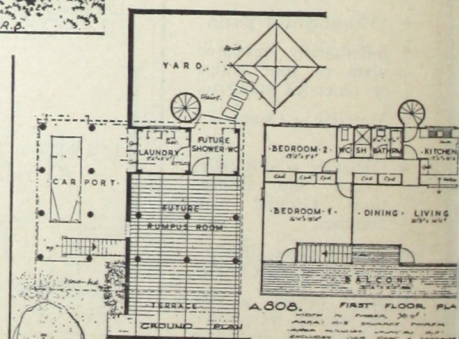


599

Concrete masonry construction is ideal for elevated homes giving the basement texture contrast and a less bulky appearance than solid brick. The designs in this book by the Home Plans Service show many ways in which the basement can be designed to provide the most suitable accommodation for individual needs.



808

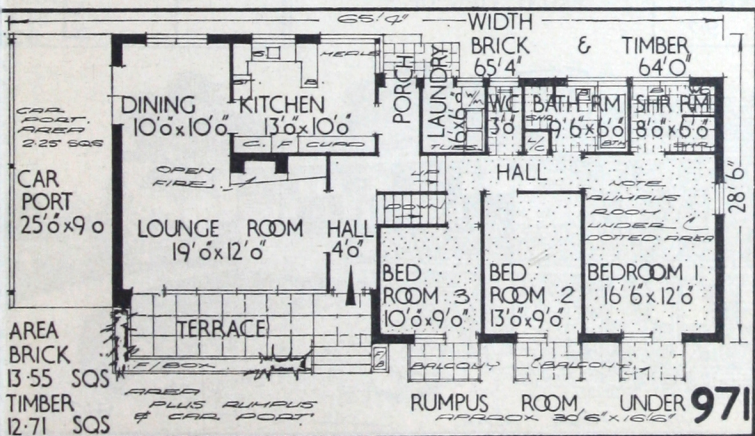
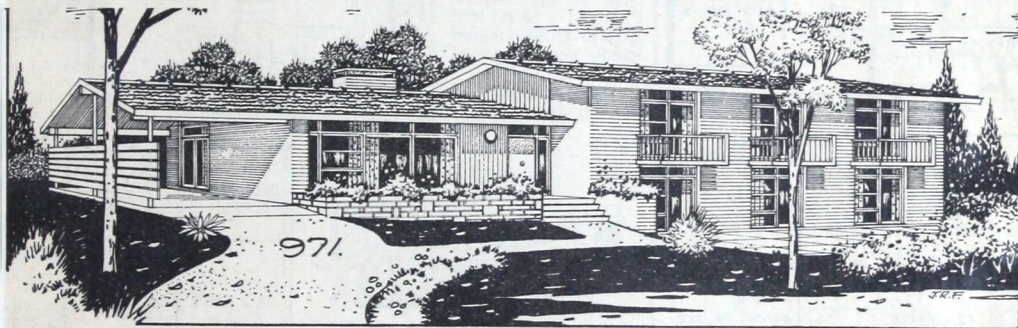
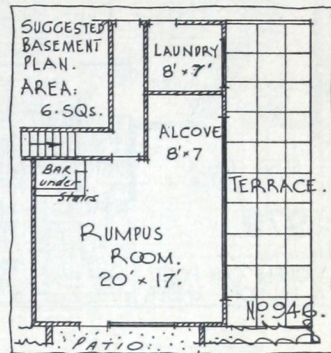
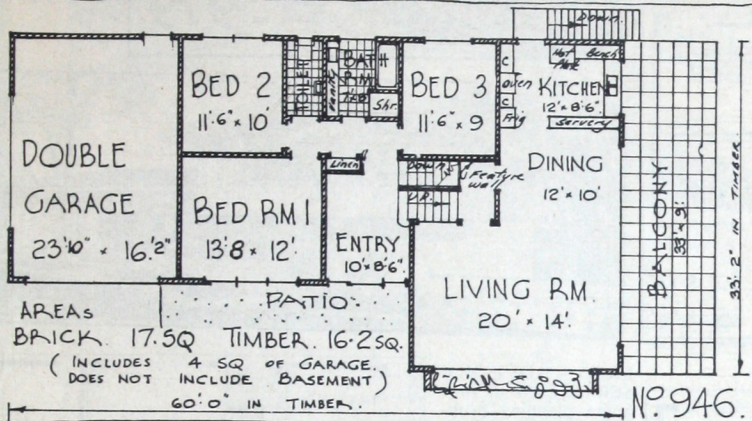
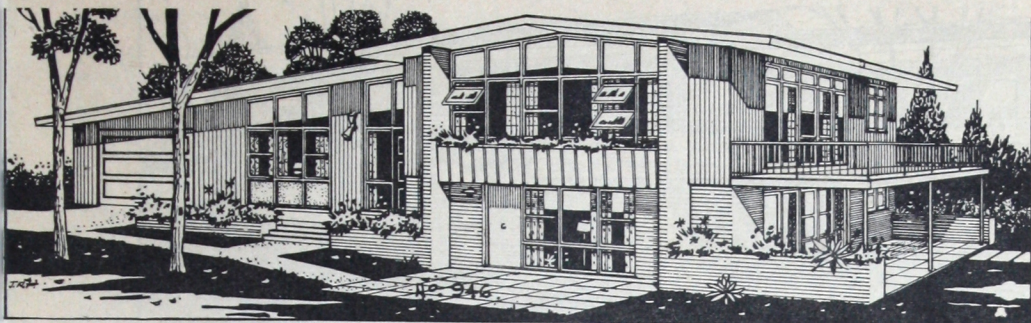


CAR PORT  
25'6" x 9'0"

CAR PORT  
25'6" x 9'0"

AREA  
BRICK  
13-55 SQS  
TIMBER  
12-71 SQS





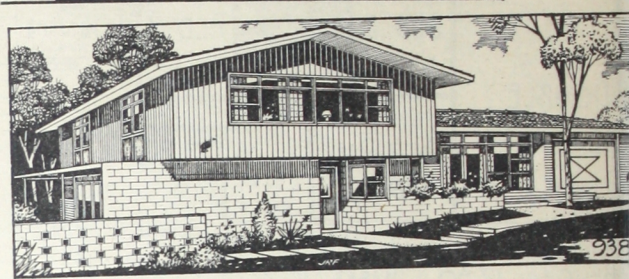
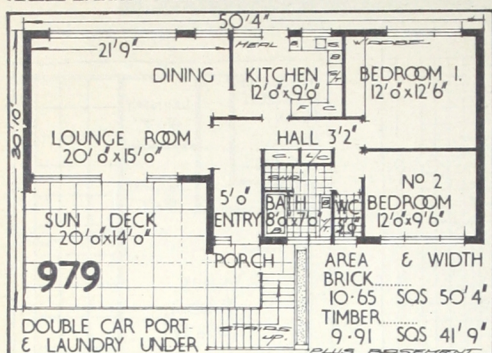
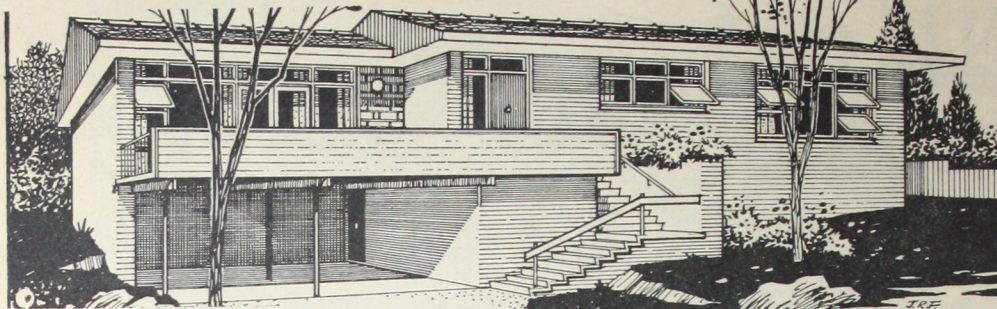
Grace Bros. Home Plans Service has a range of over 1500 STANDARD PLANS. This book illustrates a limited number of the elevated style. 20 other publications show homes of every possible size and style. Call and peruse our CLASSIFIED SCRAP BOOKS on contemporary, low pitched gable, colonial, holiday, country, ranch, two-storey, split level, orthodox, home units, holiday cabins, and many other home designs.

If your design is not in the standard plan range we will draw it specially for you.

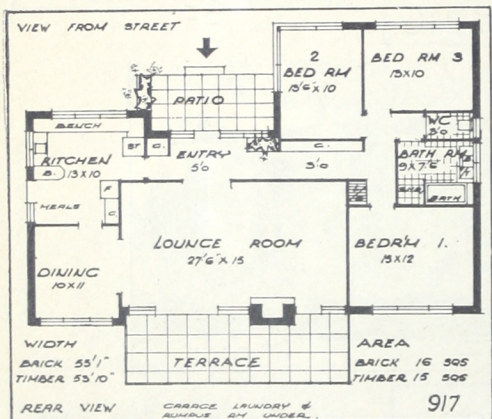
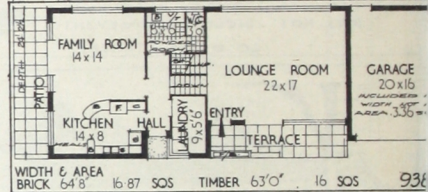
STANDARD PLANS £9/9/0 in any building material and in the mirror reverse position.

All plans guaranteed to pass Council. 5 copies of plan, 3 specifications. Extra copies 6/6 each.

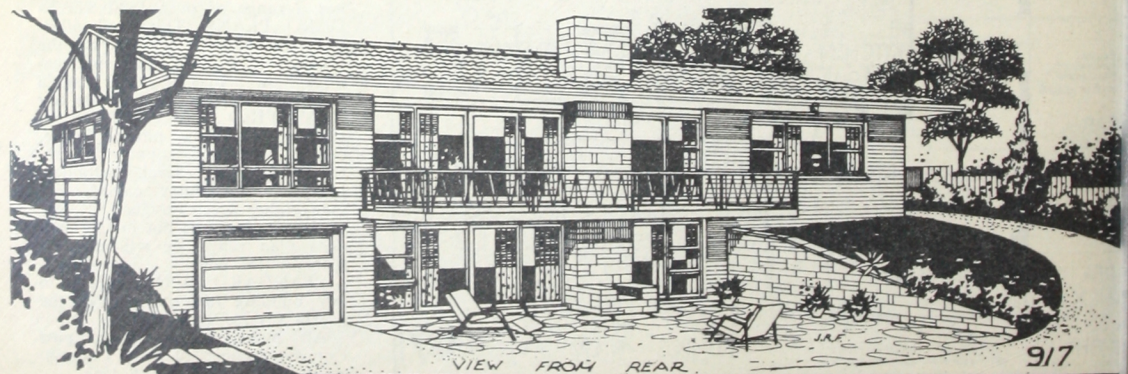
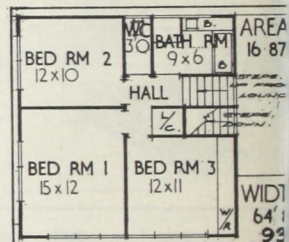




FREE ADVISORY SERVICE on all your home planning problems at any HOME PLANS SERVICE BUREAU. Senior staff handle your telephone enquiries.  
Grace Bros. Broadway BO946, exn. 455



FRONT VIEW OF 917



VIEW FROM REAR

917

739.

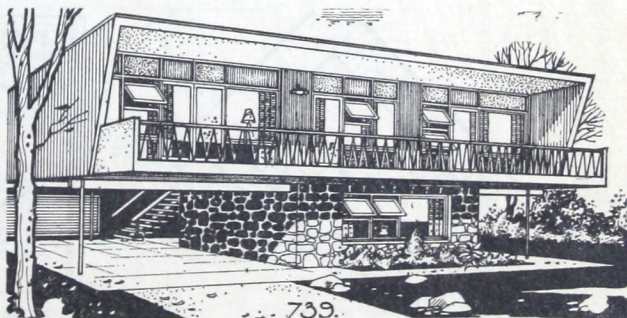
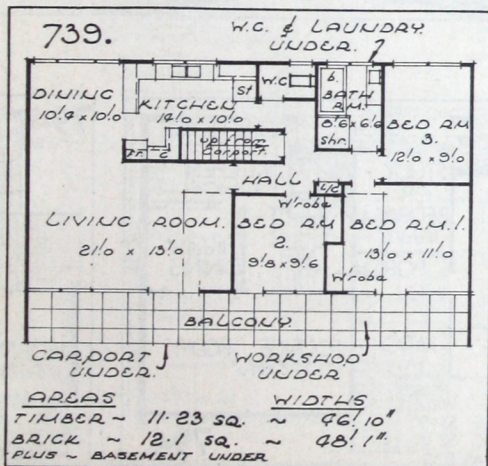
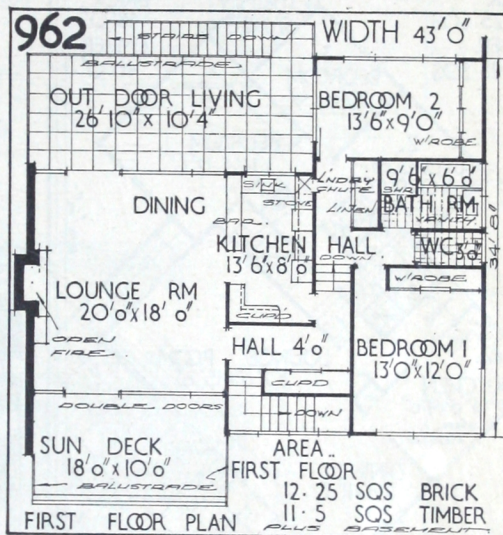
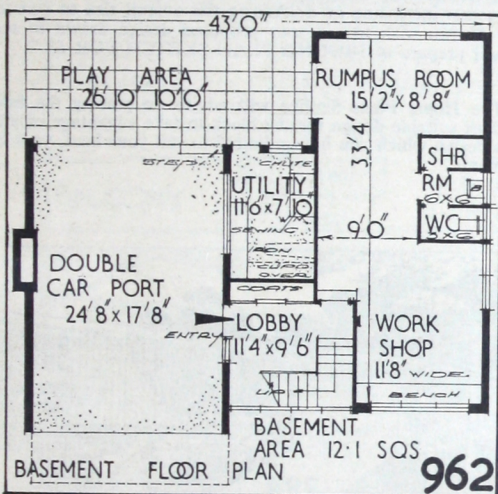
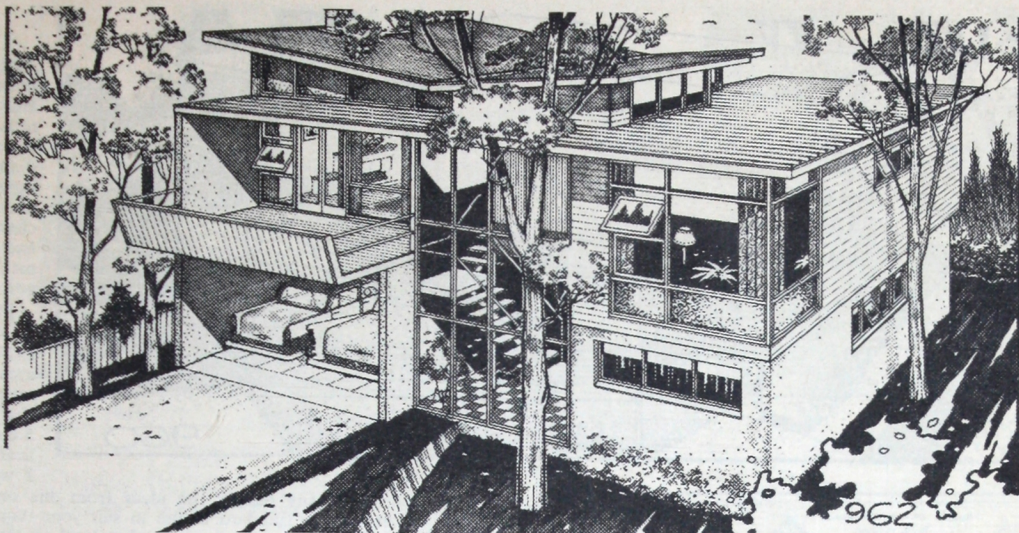
DINING 10'9"x10'6"

LIVING 21'0"

CARPORT UNDER

AREAS  
TIMBER -  
BRICK -  
PLUS - BAS







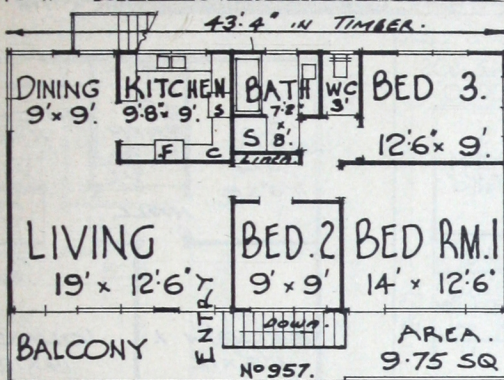
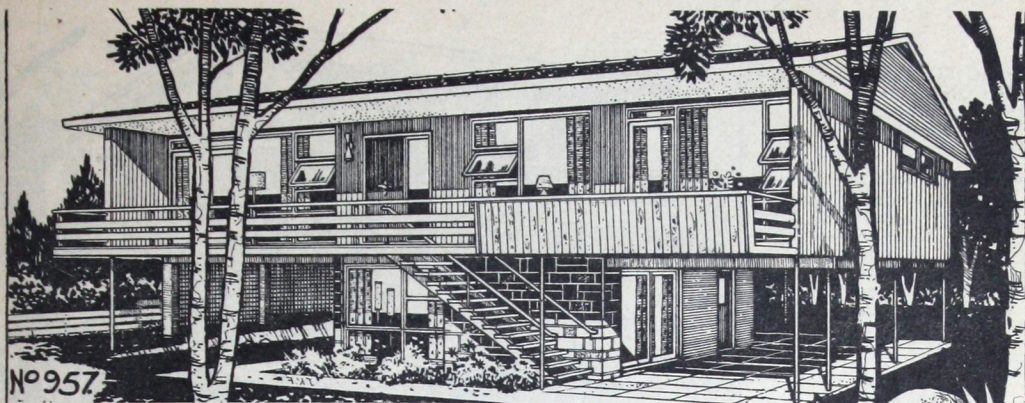




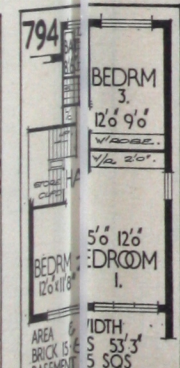
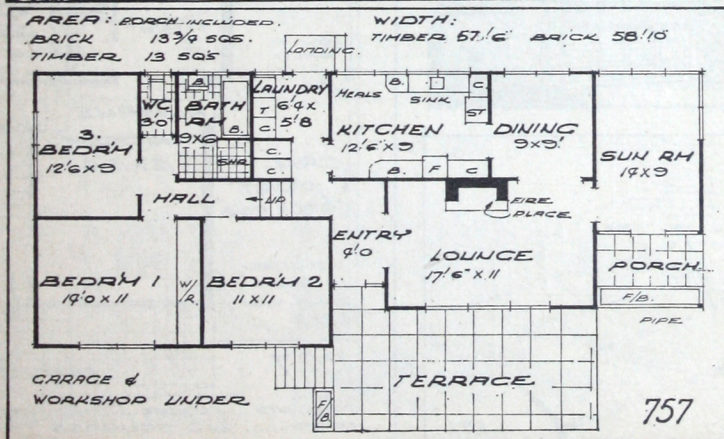
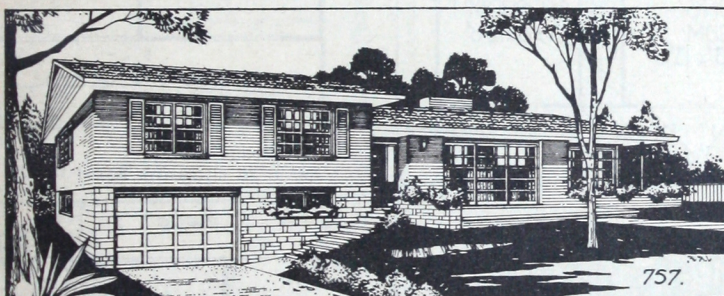
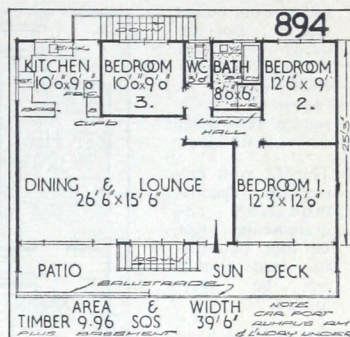
homemakers  
agination and  
planning a  
spite of the  
of Home  
standard de-  
plans are  
ully for our  
al guidance  
dvice elimi-  
and save  
akes.

INDIVIDU-  
ED PLANS  
are based on  
square base-  
garages; no  
balconies.  
copies speci-  
copies 6/6.  
y.  
our standard  
hanging roof  
or deleting  
er study we

site; on the  
on amending  
your require-



Design 894 is very similar to design 957. Due to restricted space we have shown the alternative ground plan only. This has been done in several instances in this book.



# ORDER FORM FOR STANDARD PLANS

PLAN NO. .... as drawn or mirror reversed.

## Building Material

### Roofing Material

Sewer- sentic- F.C.

ENCLOSE FEE OF £9/9/- (cheque, money order). Please send plans & specifications, as above

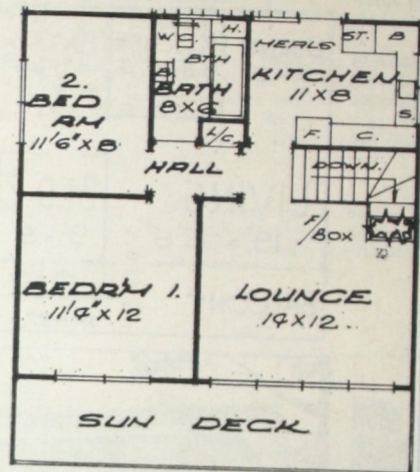
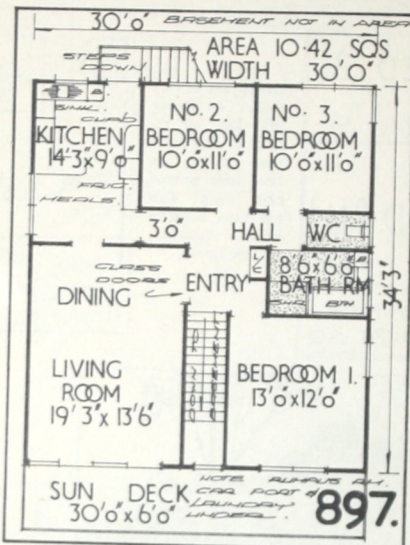
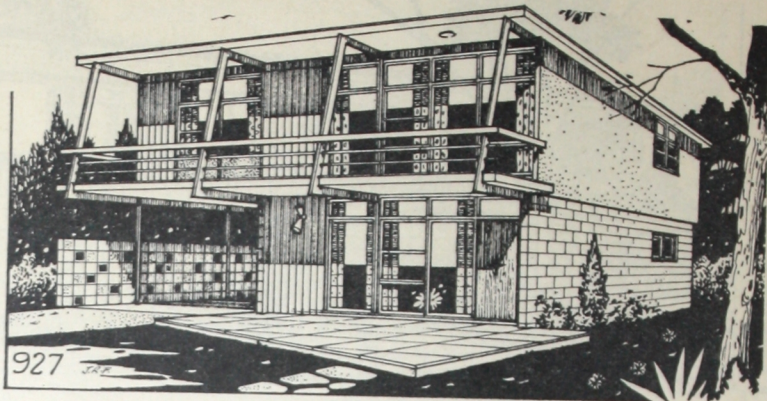
TO: Mr/s

Grace Bros. Home Plans Service, Box 142 P.O. Broadway, N.S.W.

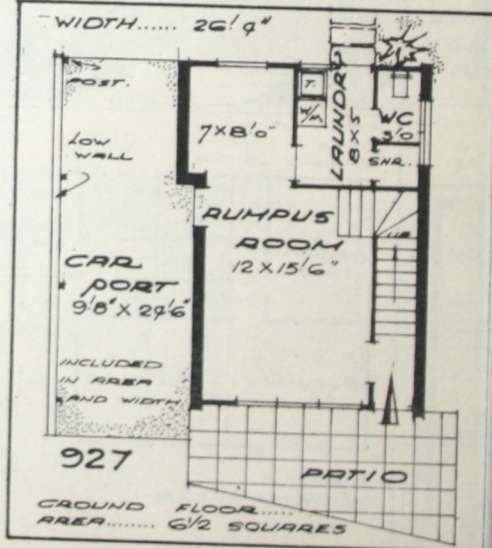
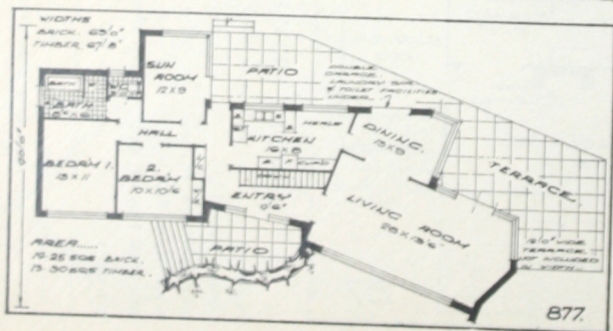
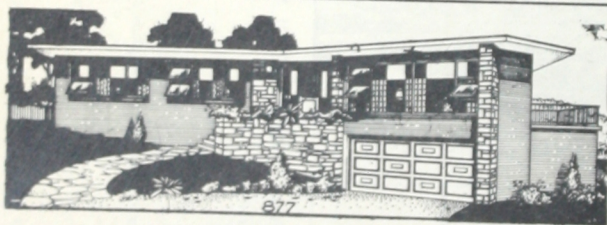


# BASIC POINTS TO CONSIDER IN SELECTING YOUR HOME PLAN

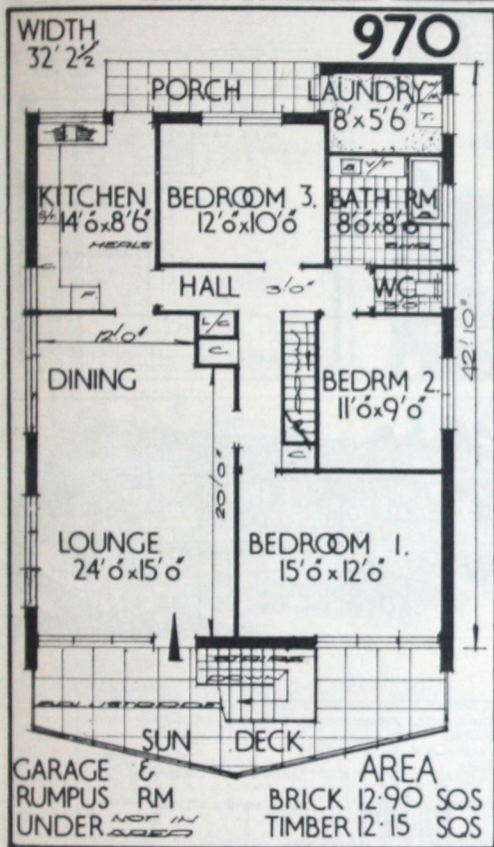
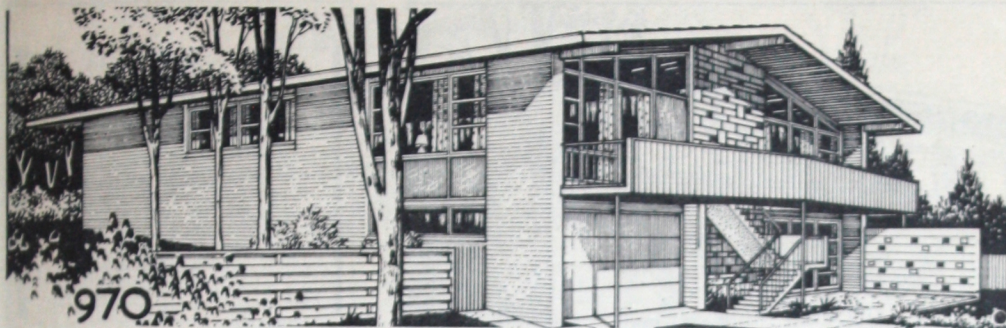
- Firstly, study the ground plan. The exterior of the house can be styled round any layout to create the appearance you admire.
- Secondly, it is the size of the house which has the greatest influence on building cost, not the design. The area is quoted for each design in "squares". Each square represents 100 square feet.
- Thirdly, your immediate accommodation requirements must be met but future needs should not be overlooked.
- Fourthly, to have sun and breeze in the rooms to make the most of the best aspect of the land, consider the designs also in their mirror reverse position.



927 ground plan.  
897 is an alternative layout for this home.







### MODIFICATIONS TO STANDARD PLANS

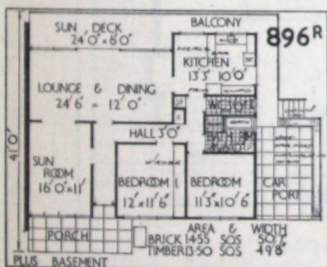
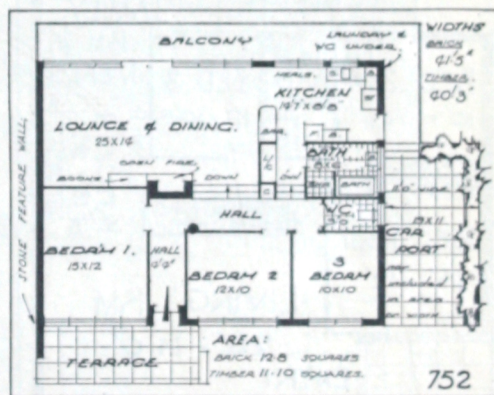
Standard plans may be modified in any way you wish. In the case of minor modifications it is quite usual practice to use the standard plan and make the required alterations by direct arrangement with the builder. This could be a change in the size or style of windows or a re-arrangement of the kitchen or bathroom fittings.

Fundamental alterations to the drawing would be a variation to room sizes or roof style and, in such cases, it would be necessary to have a new plan prepared individually.

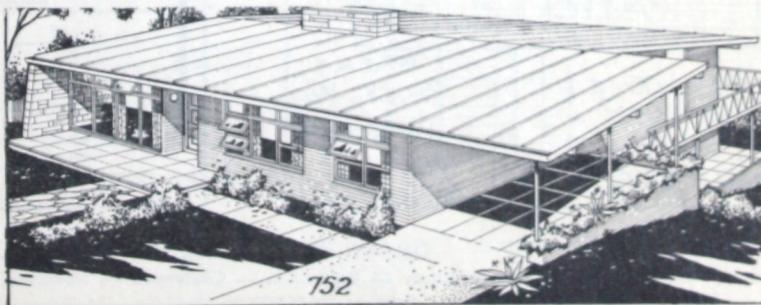
Discuss your requirements with the Home Plans Service at Grace Bros. stores and you will receive practical advice on the possibility of using the standard plan or alternatively the cost of preparing the new drawing.

ALL STANDARD PLANS COST £9/9/-.

INDIVIDUALLY PREPARED PLANS COST 27/6 per square based on area; 21/- per square for the basement.

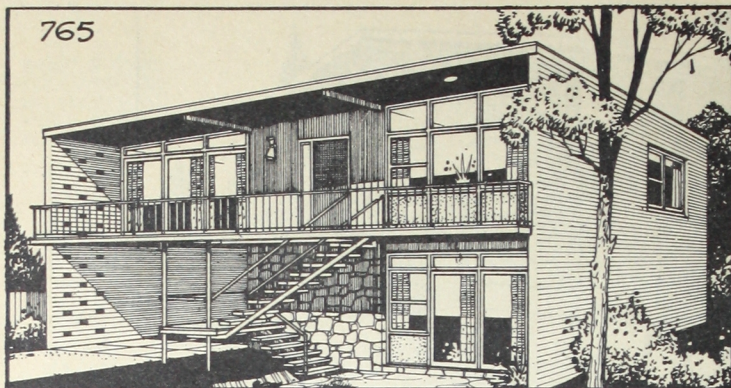


896R is an alternative layout for design 752.

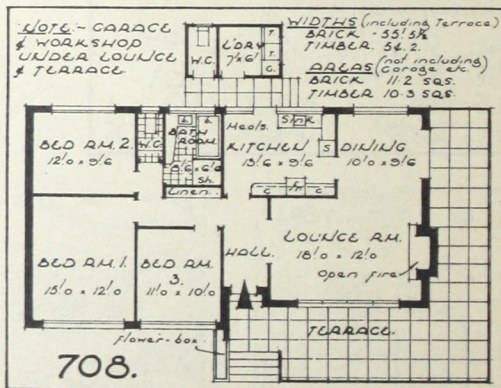
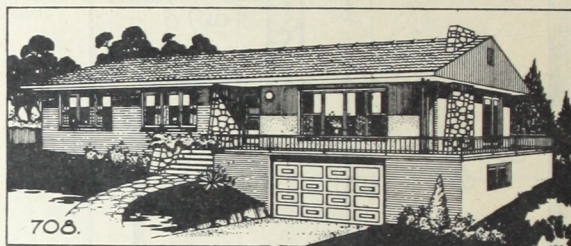
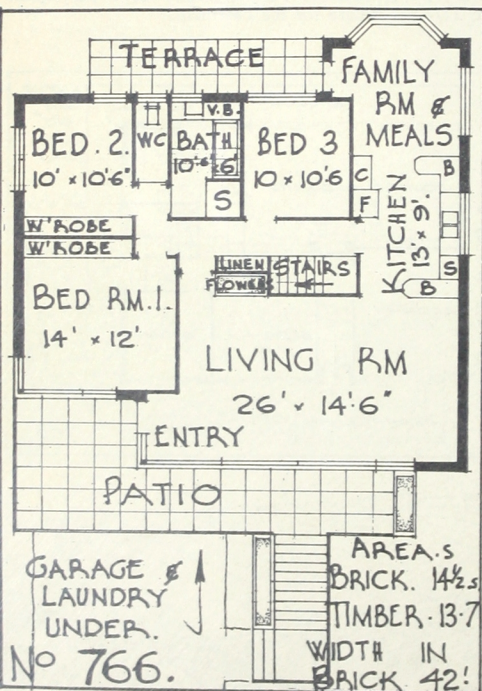
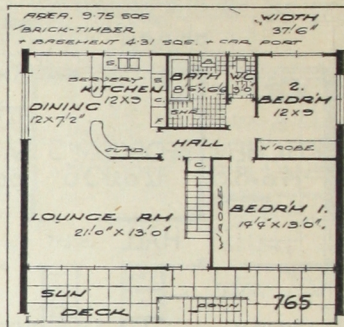
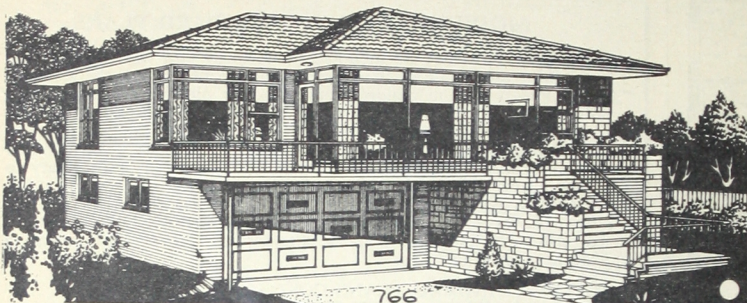
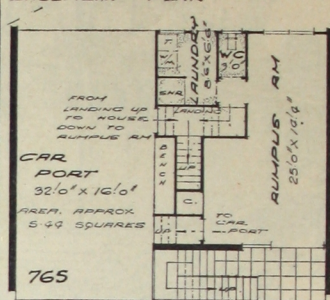




765



## BASEMENT PLAN



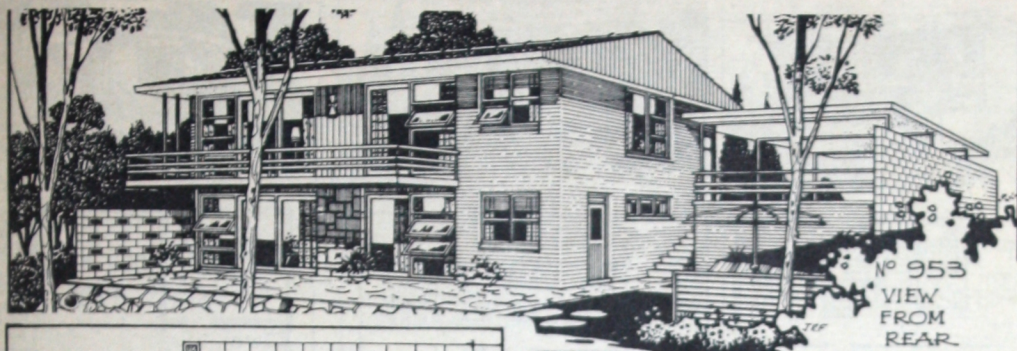
## GRACE BROS. HOME PLANS SERVICE

Broadway — Parramatta — Chatswood — Newcastle (Lights).

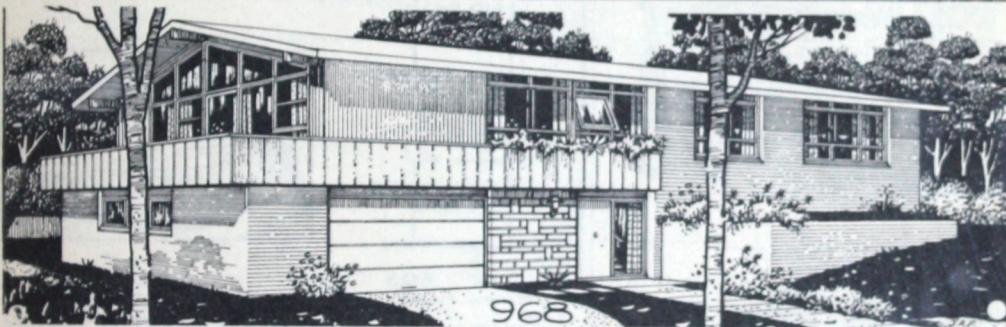
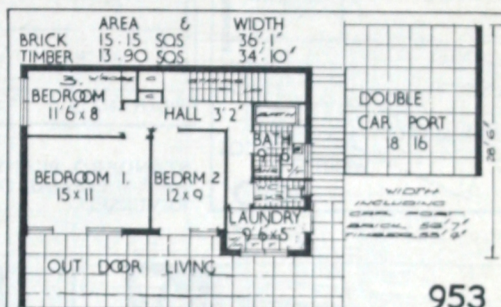
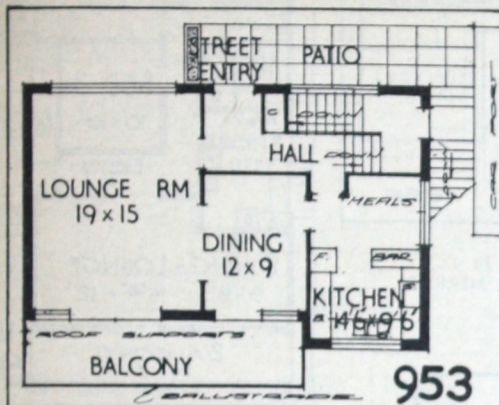
INTERSTATE:—Brisbane TRITTONS

Melbourne BOX 5038Y G.P.O.

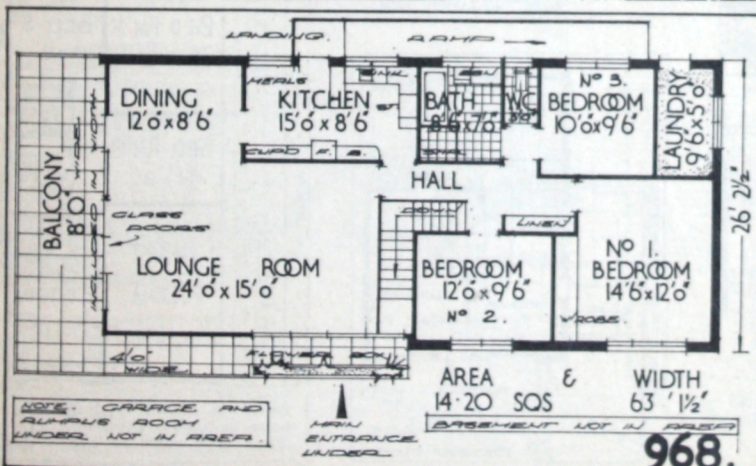




No 953  
VIEW  
FROM  
REAR



968



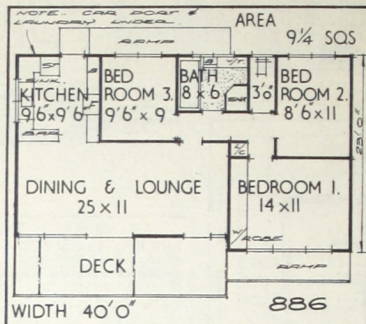
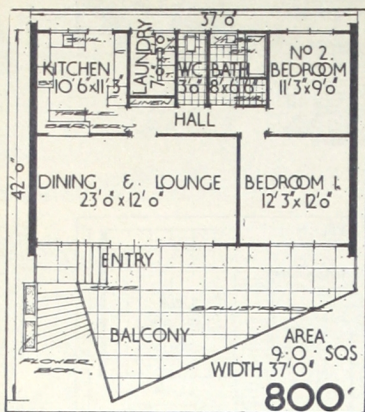
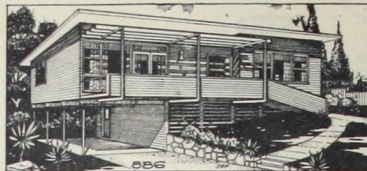
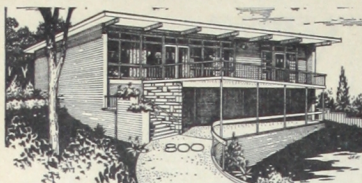
If you would like to study other home designs of all size and style write for a set of home plans leaflets & 1 Year Book . . . £2/2/-.

(18 home plans leaflets @ 2/- each. 2 Home Plans Year Books @ 7/6 each. Postage on Year Books 1/2.)

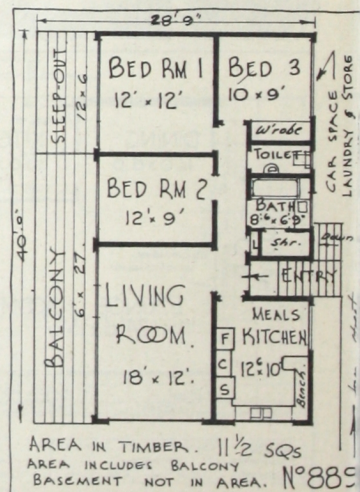
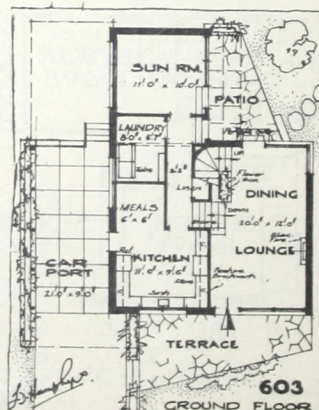
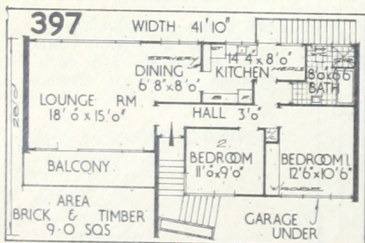
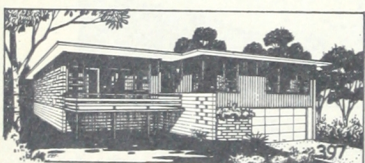
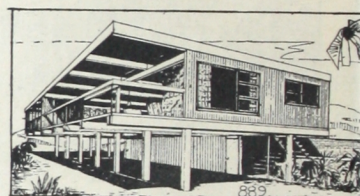
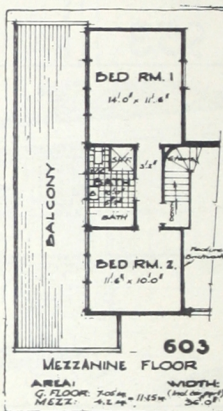
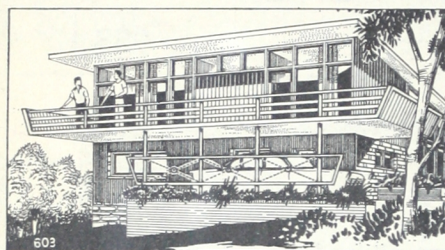
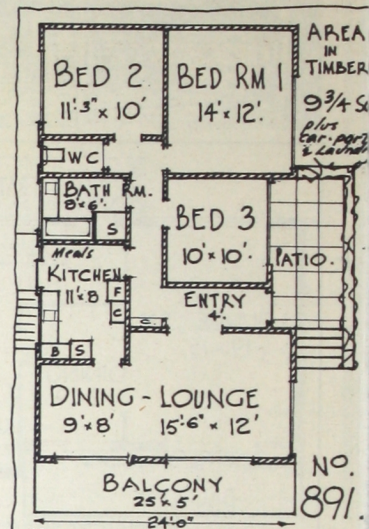
SEND TO: Mr/s .....

Amount enclosed .....  
GRACE BROS. HOME PLANS  
SERVICE  
BOX 142 P.O. Broadway, Sydney





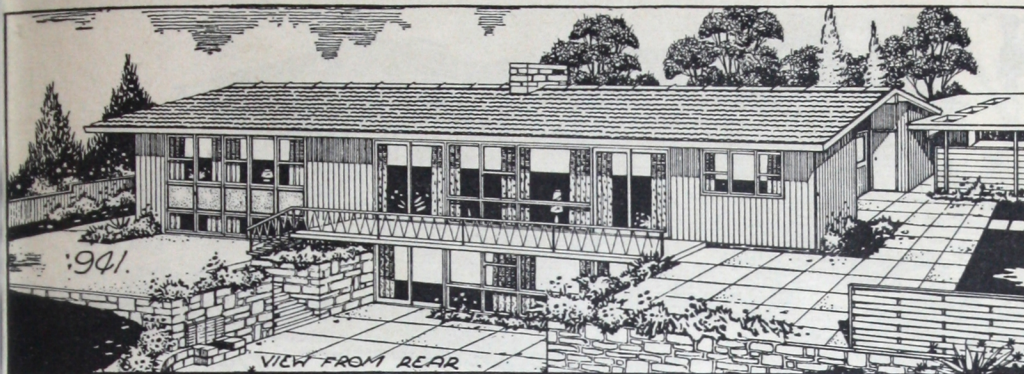
STANDARD PLANS £9/9/-.  
ANY MATERIAL OR MIRROR  
REVERSED.



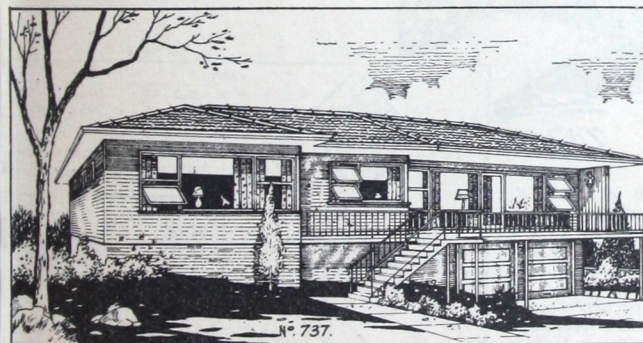
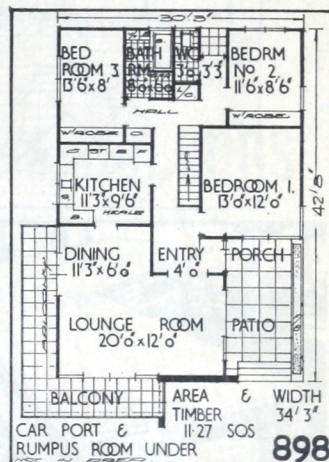
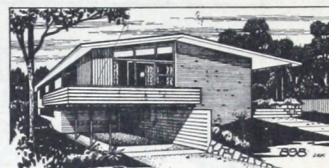
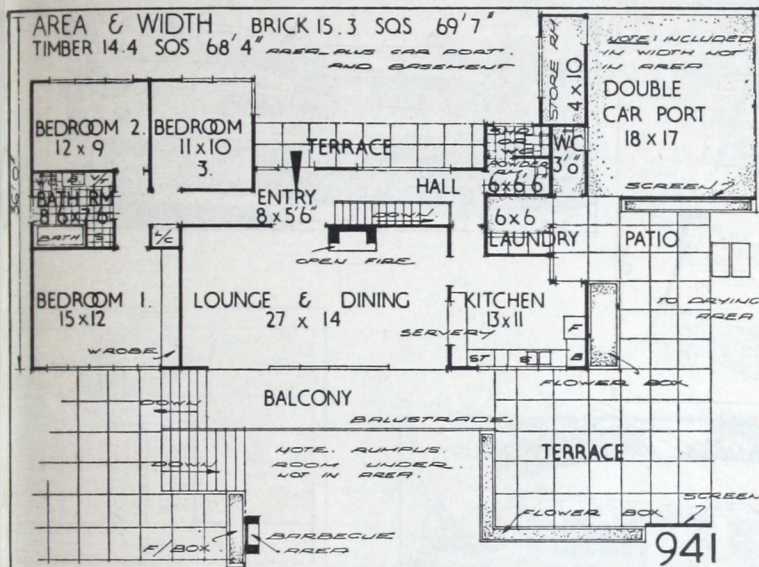
INDIVIDUALLY PREPARED PLANS  
27/6 per square; 21/- per square basement  
rooms.

THE MOST  
ITALIA. ST.  
-DESIGN S  
Many hundred  
clear idea of  
ON PLANNI  
ning to suit th  
makers raise.





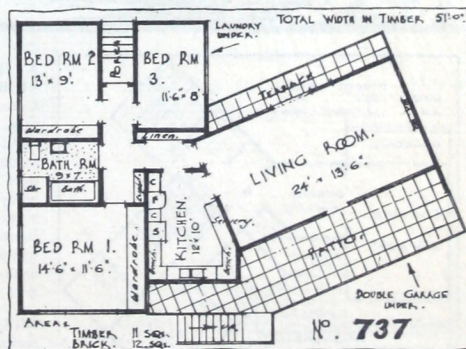
VIEW FROM REAR



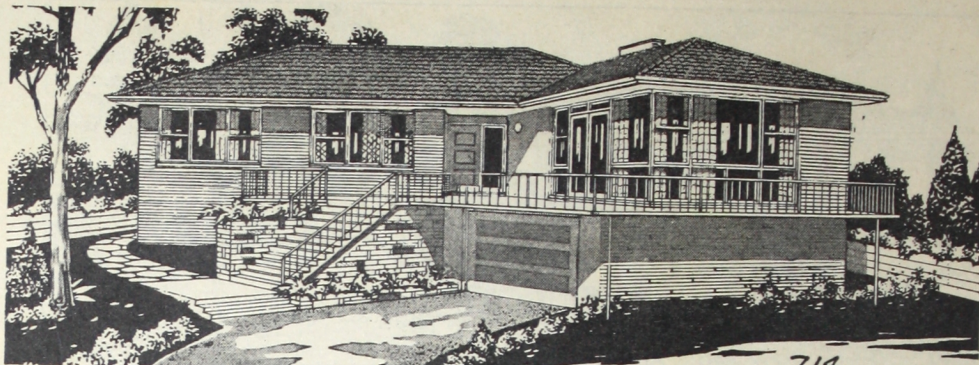
Nº 737

THE MOST COMPREHENSIVE HOME PLANS SERVICE IN AUSTRALIA. STANDARD PLANS—INDIVIDUALLY PREPARED PLANS—DESIGN SERVICE.

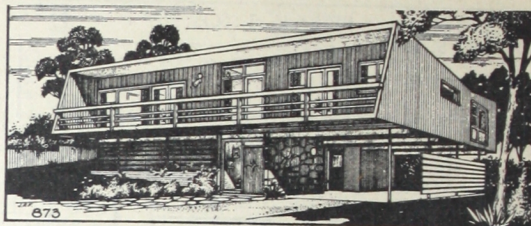
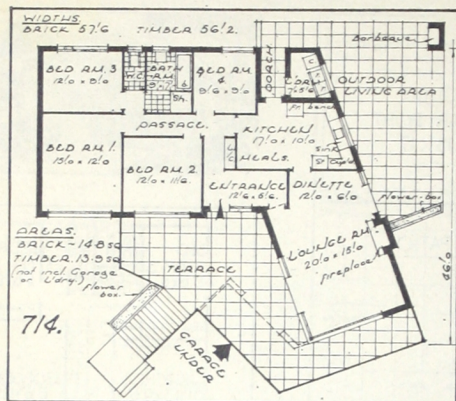
Many hundreds of intending homemakers have a fine block of land and no clear idea of the most suitable house for it. Send for "QUESTIONNAIRE ON PLANNING MY HOME" in which we discuss every aspect of planning to suit the site, building costs and the dozens of questions which homemakers raise.



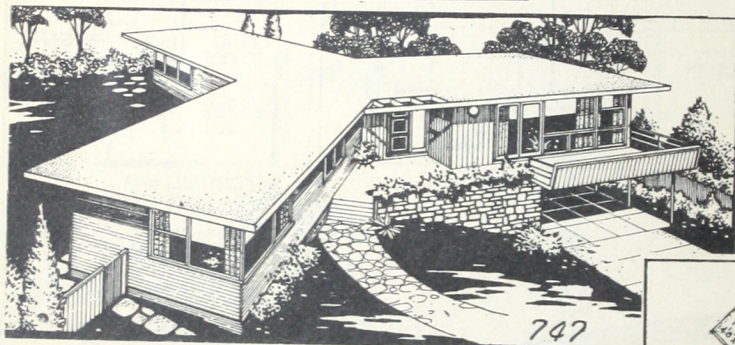




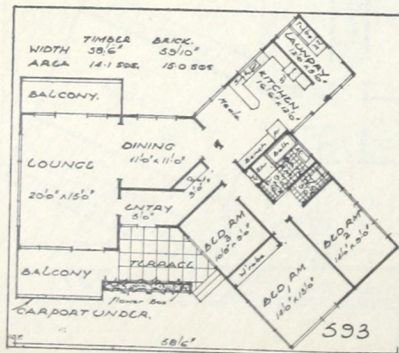
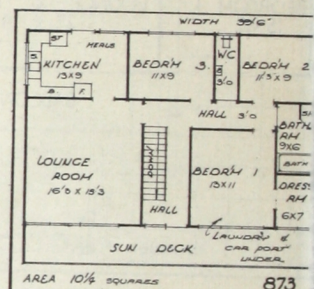
714.



873

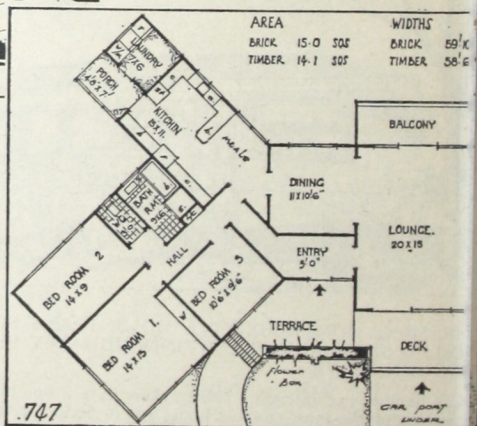


747



A HOME PLANS SERVICE Bureau is located in Grace Bros. stores at Broadway, Parramatta, Chatswood and Lights in Newcastle. Open during all store hours, including Saturday. No appointment necessary. Senior staff in constant attendance. Only senior and experienced staff handle your telephone and mail enquiries.

NEWCASTLE: At present senior interviewer at Lights on Tuesdays only.



593 is an alternative layout for design 747 in rever

Marley  
of po  
speci  
form  
The  
been  
autho  
the





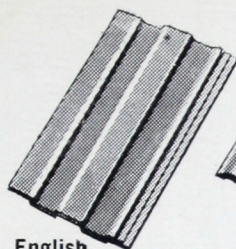
# MARLEY

RELIANCE

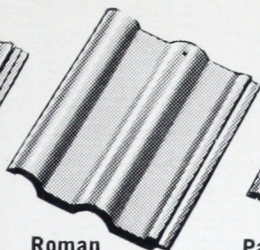
## AUSTRALIA'S BEST VALUE ROOF TILES

**DUAL GUARANTEE:** When approved roofs are fixed by Marley, such roofs are guaranteed as follows:

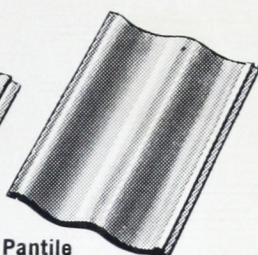
1. Against lamination and decay of the tile for 50 years.
2. Against any defect due to workmanship for 10 years.



English

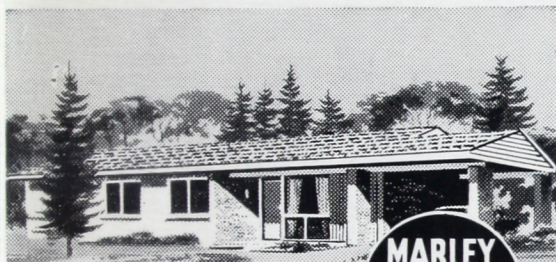


Roman



Pantile

THE ONLY ROOF TILES AVAILABLE IN THREE DISTINCTIVE DESIGNS.



**MARLEY**  
**ROOF TILES**  
*of course*



## MARLEY COLOURS

are decorator-chosen, true-to-sample and permanent for the lifetime of your home

## MARLEY FIXING SERVICE

Within 48 hours of receiving your enquiry, Marley Reliance experts will measure your roof and quote for the supply and fixing of your tiles. Every assistance will be given you in the selection of colours or colour combinations, and the workmanship of roof tiling carried out by Marley Reliance is unconditionally guaranteed.

Marley Reliance Roof Tiles are available in a range of popular colours. They are made to meet the special needs of Australian homes and they conform to the Standards Association of Australia. The outstanding qualities of Marley's Tiles have been rigidly tested by builders and building authorities under all conditions and they have the approval of all leading authorities.

AUSTRALIA'S BEST TECHNICAL SERVICE

Phone: **632-0271**

Marley Reliance Industries Pty. Ltd., Orchardleigh St., Guildford





# MARLEY

## VINYL PRODUCT

BEAUTY PLUS EASY CARE.



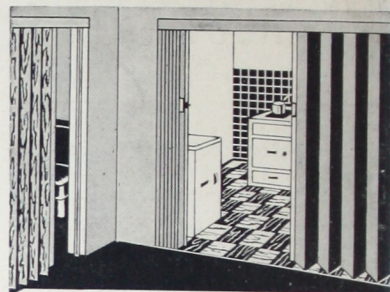
*Flexible*  
**VINYL TILES**  
for floor beauty!

**NO RUB! NO SCRUB!**

**BIG COLOUR RANGE.** Design attractive floors for every room in the house. Countless colour combinations and patterns. Tiles 9 x 9 inches. Will give outstanding service.

**Simple Maintenance**

Smooth, soil-resistant surfaces are so easy to clean.



**VINYL SPACESAVER DOOR**

Functional, decorative, durable, dependable, economical and hygienic. So easy to install anyone can do it with ordinary tools. Ideal room dividers between rooms and also efficient as cupboard and wardrobe closures. Valance boards give the perfect finish.

**VINYL**  
**Sheet Flooring**  
4 FEET WIDE

• **"Consort"**

Rolls out like a carpet. Distinctive decorative patterns in the loveliest colours ever seen. To clean just wipe with a damp cloth or mop.

• **"Marley Tred"**

4 feet wide. Tough, flexible vinyl built-in underfelt. In rich colours and sparkling patterns. So easy to lay.



AUSTRALIA'S GREATEST RANGE OF  
COLOURS AND PATTERNS

**"Marley-  
mura"**  
**VINYL**  
**WALL**  
**TILES**



12 x 6 INCHES  
SO EASY TO FIX

Marleymura vinyl wall tiles—attractive, distinctive, pleasantly colourful, clean and tough. Many combinations of colour and shapes. A low cost way of obtaining a handsome, maintenance-free wall. Sizes 12" x 6". In fine pastel tints. Easily cut to any required shape.

Marley Reliance Industries Pty. Ltd., Orchardleigh St., Guildford

AUSTRALIA'S BEST TECHNICAL SERVICE  
**Phone: 632-0271**



Digitized by:



ASSOCIATION FOR  
PRESERVATION TECHNOLOGY,  
INTERNATIONAL

BUILDING  
TECHNOLOGY  
HERITAGE  
LIBRARY

[www.apti.org](http://www.apti.org)

From the collection of:



CANADIAN CENTRE FOR ARCHITECTURE /  
CENTRE CANADIEN D'ARCHITECTURE

[www.cca.qc.ca](http://www.cca.qc.ca)